

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K9/282**

關乎申請編號 A/K9/282 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of

the further information received on 27.10.2023

因應於 2023 年 10 月 27 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/K9/282		
Location/address 位置/地址	Kowloon Inland Lot No. 11110, 8 Hung Luen Road, Hung Hom, Kowloon 九龍紅磡紅鸞道 8 號九龍內地段第 11110 號		
Site area 地盤面積	About 約 20,364 sq. m 平方米		
Plan 圖則	Approved Hung Hom Outline Zoning Plan No. S/K9/28 紅磡分區計劃大綱核准圖編號 S/K9/28		
Zoning 地帶	"Commercial (2)" 「商業(2)」		
Applied use/ development 申請用途/發展	Proposed Flat with Permitted Shop and Services and Eating Place Uses 擬議分層住宅及准許的商店及服務行業和食肆用途		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 99,665	Not more than 不多於 4.9
	Non-domestic 非住用	About 約 2,026	Not more than 不多於 0.1
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	5	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 59.4	mPD 米(主水平基準上)
		Not more than 不多於 24	Storey(s) 層
		3	Include 包括 Basement 地庫
Site coverage 上蓋面積	About 約 37 %		
No. of units 單位數目	1,665 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,662	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		319
	Private Car Parking Spaces 私家車車位		301
	Motorcycle Parking Spaces 電單車車位		18
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		6
	Heavy Goods Vehicle Spaces 重型貨車車位		6

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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備註 Remarks

回應部門的意見，並提交經修訂的園境設計圖、經修訂的樹木保育建議、經修訂的排污影響評估及經修訂的環境空氣影響評估。


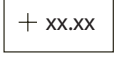



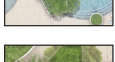
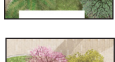
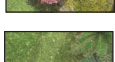
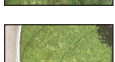





Responses to departmental comments and enclosing a revised Landscape Master Plan, a revised Tree Preservation Proposal, a revised Sewerage Impact Assessment and a revised Environmental Air Impact Assessment.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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LEGEND

-  Application Site Boundary
-  Existing Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Existing Architectural Scheme modified as part of the Proposals
-  Existing Retained Trees
-  Transplanted Trees
-  Proposed Trees
-  Proposed / Existing Shrub Planting
-  Proposed / Existing Lawn
-  Proposed Decorative Paving
-  Proposed Landscape Deck
-  Existing Swimming pool
-  Proposed Movable Site Furniture

Note: Drawings are indicative subject to detailed design.



LANDSCAPE COMPONENTS

Combined Floor Landscape

- | | | |
|--|--|--|
|  Landscape Edge Treatment |  Community Garden |  Private Gardens and Roof Terraces |
|  Entrance Threshold Spaces |  Contemporary Children's Play | |
|  Tranquillity Garden |  Sitting-out Area | |
|  Club House Landscape |  Lawn | |
|  Pool Terraces and Swimming Pool Deck |  Covered Landscape | |

FIGURE TITLE Proposed Flat with Permitted Shop and Services/ Eating Place at "Commercial (2)" Zone, No.8 Hung Luen Road, Hung Hom, Kowloon

Landscape Master Plan - All Levels

SCALE	N.T.S.	DATE	JAN 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.1		REV A

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 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.